*Information was provided from parties involved. No search of public records was performed.*

**THIS INSTRUMENT PREPARED BY:**
Law Office of Ramon A. Cue, PLLC
5115 Maryland Way, Suite 120
Brentwood, TN 37027

**Address New Owner(s)**
Claudia E. Valencia
Trustee of The Claudia Valencia Liv. Trust dt 2/10/26
4712 Abbay Drive, Nashville, TN 37211

**Send Tax Bills To:**
Claudia E. Valencia
Trustee of The Claudia Valencia Liv. Trust dt 2/10/26
4712 Abbay Drive, Nashville, TN 37211

Karen Johnson
Batch # 1413109
04/29/2026 10:39:54 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260429-0037837

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Claudia E. Valencia, an unmarried woman**, (hereinafter the "Grantor") hereby quitclaim and convey unto **Claudia E. Valencia as Trustee of The Claudia Valencia Living Trust dated February 10, 2026, and any amendments thereto,** (the "Grantee"), and her successors in interest and assigns, all of my right, title and interest in and to a certain improved tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

**Parcel Address: 4712 Abbay Drive, Nashville, TN 37211**

**Map / Parcel: 133 14 0 024.00 (Davidson Co., Tennessee)**

**Legal Description: See SCHEDULE A**

Said property is conveyed to the Grantee together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or in equity, for the use and benefit of said Grantee forever who shall administer, hold and distribute said property according to the Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the property. The Trustee of the said Trust and her successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on **this February 10th, 2026.**

**Claudia E. Valencia**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On **this February 10th, 2026**, before me, the undersigned, personally appeared **Claudia E. Valencia**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal.

**Notary Public**
*My Commission Expires: 3/9/2027*

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration for this transfer is **$0.00**.

**Affiant: Claudia E. Valencia**

Subscribed and sworn to before me, **this February 10th, 2026**.

**Notary Public**
*My Commission Expires: 3/9/2027*

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

# SCHEDULE A

*Legal Description*

Land in Davidson County, Tennessee, being Lot 6, on the Plan of Abbay Half Subdivision of record In Plat Book 2331, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Claudia E. Valencia, single, from Raymond Edward Tarkington, Jr., unmarried, via Warranty Deed which is dated April 26, 2019 and is recorded as Instrument No. 20190520-0047323, Register's Office for Davidson County, Tennessee.